

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT – CONSENT CALENDAR

Application No.: 6-06-015

Applicant: Aquatic Adventures

Agent: Shara Fisler

Description: Placement of two, 24'x60' modular buildings in an area of the Campland by the Bay leasehold currently used for storage, for temporary use as classrooms, laboratories and offices. The project also includes placement of picnic tables and delineation of seven parking spaces.

Site: 2211 Pacific Beach Drive, Mission Bay Park, San Diego, San Diego County.

Substantive File Documents: Certified City of San Diego LCP and Mission Bay Park Master Plan

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed development includes placement of two 24' by 60' modular structures connected by a ten-foot deck in an area of the Campland by the Bay leasehold in the northeastern portion of Mission Bay Park. The structures will house classrooms, laboratories, offices, restrooms, etc. used for marine science programs. The subject portion of the leasehold area is a small part of a much larger area used by Campland for long-term storage of RVs and boats. Accessory improvements will include placement of several picnic tables for outdoor classroom use and delineation of seven parking spaces for use by the proposed facility. A small existing platform/dock facility along Rose Creek will remain, as will existing perimeter fencing.

Aquatic Adventures originally began as a marine science summer camp. It has occupied portions of the Sportcenter facility on Santa Clara Point in Mission Bay Park since June, 1998, but is now being asked to relocate. In 1999 the organization began year-round operation as a non-profit group which facilitates marine education programs for youths including outreach programs for schools and communities. In addition, many schools also visit the facility for field trips.

Campland itself dates back to the early days of Mission Bay Park (pre-Coastal Act) and accommodates RV camping, with campsites for over 550 vehicles. The facility also includes rental of kayaks, pedal boats, wave runners, etc., a boat ramp and small marina, a volleyball court, café, laundry, market, pools and spas, an amphitheater, game facilities and parks. Campland provides a lower-cost recreational opportunity for visitors to Mission Bay Park and the San Diego area in general. Use of the proposed small area for marine science programs will not reduce Campland's ability to provide visitor accommodations in any way, nor interfere with any of Campland's ongoing operations.

Mission Bay Park has a certified land use plan (Mission Bay Park Master Plan), but no implementation program. Thus, it remains an area of original jurisdiction, where the Commission retains coastal development permit authority. Thus, the standard of review is Chapter 3 policies of the Coastal Act with the certified LUP used for guidance.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, will not result in erosion or adverse impacts to water quality, as there is no increase in impervious surfaces nor changes to existing drainage patterns. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will be compatible with the character and

scale of the surrounding area and will not impact public views. The proposed structures will be 13-1/2 feet tall, which is similar in height to the RVs and various permanent structures that already exist within the Campland facility. Moreover, there is existing perimeter fencing that already precludes any public views through the portion of the site where the Aquatic Adventures facilities will be located. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. It is located within an existing recreational leasehold in a public park, and will provide parking facilities adequate for its needs (i.e., seven spaces). Therefore, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. Local Coastal Program. The LUP for the Mission Bay Park LCP segment of the City of San Diego was certified on May 11, 1995, but no implementation plan has been developed as yet, and Chapter 3 of the Coastal Act remains the legal standard of review. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.